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PROVIDENCE, RHODE ISLAND 02903
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FAX: 401 277-9600

HINCKLEY, ALLEN & SNYDER

Attorneys at Law

July 25, 1997

Katherine Smith, Esq.
EPA Region I
Mail Code SES
John F. Kennedy Federal Building
Boston, Massachusetts 02203

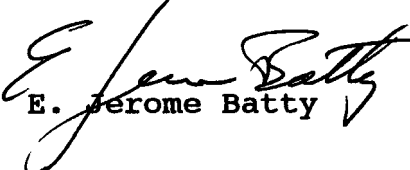
Re: Ciba Specialty Chemicals Corporation

Dear Ms. Smith:

At the request of Jeff Rosen, I am enclosing herewith a survey of the property owned by Ciba Speciality Chemicals Corporation and located on Mill Street in the City of Cranston, Rhode Island. I am also enclosing the metes and bounds descriptions with respect to the various parcels identified on the survey.

If you have any questions in connection with the enclosures, please contact me.

Very truly yours,


E. Jerome Batty

EJB/jg
Enclosures

cc: Rachel Deming, Esq.
Jeffrey B. Rosen, Esq.

#180493



SEMS DocID

638026

Louis Federici and Associates
Professional Land Surveyors • Biologists • Planners

PARCEL 1
PROPOSED DEED DESCRIPTION
FOR CIBA GEIGY CORPORATION
IN CRANSTON, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 4-5, LOTS 111, 112, AND 114

JUNE 14, 1996

Beginning at the Southeasterly corner of the herein described parcel said point lying on the Northwesternly intersection of Sunset Terrace and Astle Street.

Thence, South 87° 23' 16" West a distance of 200.00 feet along the Northerly line of Astle Street to the Easterly line of Mill Street for a corner.

Thence, North 02° 36' 44" West a distance of 100.00 feet along Mill Street for a corner.

Thence, North 87° 23' 16" East a distance of 100.00 feet for a corner, bounding Northerly by land now or formerly of Thelma J. Kenny.

Thence, South 02° 36' 44" East a distance of 43.75 feet for a corner, bounding Easterly by land now or formerly of Rose M. Izzi.

Thence, North 87° 23' 16" East a distance of 100.00 feet to the Westerly line of Sunset Terrace for a corner, bounding Northerly by land now or formerly of Rose M. Izzi.

Thence, South 02° 36' 44" East a distance of 56.25 feet along Sunset Terrace to the point and place of beginning.

Said parcel contains 15,625 square feet more or less.

For a more further description see that plan entitled "Survey of Land in Cranston, Rhode Island, (To be Conveyed) at 180 Mill Street Facility for the Ciba-Geigy Corporation", Drawing No. 891001-CS1, Dated 5-22-96, Sheet 1 of 2, Prepared, Platted and Surveyed by Louis Federici and Associates, Land Surveyors, 124 Barrett Avenue, North Providence, Rhode Island.

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PARCEL II
PROPOSED DEED DESCRIPTION
FOR CIBA GEIGY CORPORATION
IN CRANSTON, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 4-5, LOTS 1108, 2630 AND A PORTION OF LOT 1102

JUNE 14, 1996

Beginning at the Northeasterly corner of the herein described parcel said point lying on the Southwesterly intersection of Sunset Terrace and Astle Street.

Thence, South 02° 36' 44" East a distance of 150.00 feet along the Westerly line of Sunset Terrace to the Southerly line of Lyndon Road for a corner.

Thence, North 87° 23' 16" East a distance of 25.00 feet along Lyndon Road for a corner.

Thence, South 02° 36' 44" East a distance of 402.20 feet to the Northerly property line of the former Warwick Railway Company for a corner, bounding Easterly in-part by land now or formerly of Marion L. Gothberg, Fernando A. Reyes & Christina Santos, Hao Qia Liu & Noag Lin Miao, Besse Platt, Cynthia J. Russo, and Ciba-Geigy Corporation respectively.

Thence, along said former Railroad line along an arc having a length of 153.76 feet, a central angle of 06° 01' 19", a radius of 1463.00 feet and a tangent of 76.95 feet to a point of tangency, bounding Easterly by land now or formerly of Ciba-Geigy Corporation.

Thence, South 46° 11' 49" East a distance of 129.40 feet more or less to the Northerly side of the Pawtuxet River for a corner, bounding Easterly by land now or formerly of Ciba-Geigy Corporation.

Thence, South 61° 35' 18" West a distance of 52.51 feet more or less along the Pawtuxet River for a corner.

Thence, North 49° 59' 05" West a distance of 232.37 feet more or less for an angle turn.

Thence, North 54° 42' 10" West a distance of 133.13 feet for a corner.

Thence, North 86° 21' 29" West a distance of 103.20 feet to the Easterly side of Mill Street for a corner. The last three courses bounding Southerly by the remaining land of the Grantor.

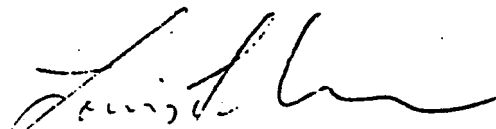
Thence, North 02° 36' 44" West a distance of 523.98 feet along Mill Street to the Southerly line of Astle Street for a corner.

Thence, North 87° 23' 16" East a distance of 200.00 feet along Astle Street to the point and place of beginning.

Said parcel contains 135,897 square feet more or less.

For a more further description see that plan entitled "Survey of Land in Cranston, Rhode Island, (To be Conveyed) at 180 Mill Street Facility for the Ciba-Geigy Corporation", Drawing No. 891001-CS1, Dated 5-22-96, Sheet 1 of 2, Prepared, Platted and Surveyed by Louis Federici and Associates, Land Surveyors, 124 Barrett Avenue, North Providence, Rhode Island.

124 Barrett Avenue, North Providence, Rhode Island 02904 Tel: (401)-331-1570 (v) Fx: (401) 331-1593



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PARCEL III
PROPOSED DEED DESCRIPTION
FOR CIBA GEIGY CORPORATION
IN CRANSTON, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 4-5, A PORTION OF LOT 1102

JUNE 14, 1996

Beginning at the Northwesternly corner of the herein described parcel said point being 523.98 feet from the Southeasterly intersection of Astle Street and Mill Street.

Thence, South 02° 36' 44" East a distance of 53.48 feet along Mill Street for a corner.

Thence, North 63° 00' 04" West a distance of 28.76 feet to the center of Mill Street for a corner.

Thence, South 02° 36' 44" East a distance of 437.45 feet along the center of Mill Street (a private way) for a corner.

Thence, South 47° 07' 33" East a distance of 35.66 feet for a corner.

Thence, North 87° 23' 16" East a distance of 126.70 feet more or less to the Northerly side of the Pawtuxet River for a corner. The last two courses bounding Southerly by land now or formerly of GMG Management Corp.

Thence, along a survey closure line and not a property line, North 42° 24' 19" East a distance of 356.12 feet for a corner, said property line actually follows the northwesterly line of the Pawtuxet River.

Thence, North 49° 59' 05" West a distance of 232.37 feet more or less for an angle turn.

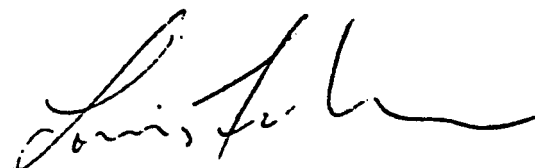
Thence, North 54° 42' 10" West a distance of 133.13 feet for a corner.

Thence, North 86° 21' 29" West a distance of 103.20 feet to the point and place of beginning. The last three courses bounding Northerly by the remaining land of the Grantor.

Said parcel contains 134,068 square feet more or less.

For a more further description see that plan entitled "Survey of Land in Cranston, Rhode Island, (To be Conveyed) at 180 Mill Street Facility for the Ciba-Geigy Corporation", Drawing No. 891001-CS1, Dated 5-22-96, Sheet 1 of 2, Prepared, Platted and Surveyed by Louis Federici and Associates, Land Surveyors, 124 Barrett Avenue, North Providence, Rhode Island.

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EASEMENT
PROPOSED DEED DESCRIPTION
FOR CIBA GEIGY CORPORATION
IN WARWICK, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 290, A PORTION OF LOT 229

JUNE 14, 1996

Beginning at the Northeasterly corner of the herein described parcel said point lying on the Southerly line of the Pawtuxet River in Warwick, R.I.

Thence, South 50° 55' 54" East a distance of 31.02 feet more or less for a corner.

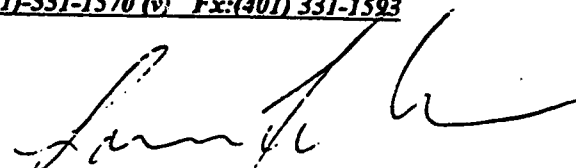
Thence, South 38° 51' 26" West a distance of 50.71 feet for a corner.

Thence, North 50° 21' 17" West a distance of 54.48 feet more or less to the Southerly side of the Pawtuxet River for a corner. The last three courses bounding Easterly, Southerly and Westerly by land now or formerly of Ciba-Geigy Corporation.

Thence, North 63° 57' 02" East a distance of 55.30 feet more or less along the Pawtuxet River to the point and place of beginning.

Said parcel contains 2,159 square feet more or less.

For a more further description see that plan entitled "Survey of Land in Cranston, Rhode Island, (To be Conveyed) at 180 Mill Street Facility for the Ciba-Geigy Corporation", Drawing No. 891001-CS1, Dated 5-22-96, Sheet 1 of 2, Prepared, Platted and Surveyed by Louis Federici and Associates, Land Surveyors, 124 Barrett Avenue, North Providence, Rhode Island.



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LEASE AREA I
PROPOSED DEED DESCRIPTION
FOR CIBA GEIGY CORPORATION
IN CRANSTON, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 4-5, A PORTION OF LOTS 1108 AND 2630

JUNE 14, 1996

Beginning at the Northeasterly corner of the herein described parcel said point being 211.30 feet Southerly from the Southerly line of Lyndon Road.

Thence, South 02° 36' 44" East a distance of 190.90 feet to the Northerly property line of the former Warwick Railway Company for a corner, bounding Easterly in-part by land now or formerly of Besse Platt, Cynthia J. Russo, and Ciba-Geigy Corporation respectively.

Thence, along said former Railroad line along an arc having a length of 153.76 feet, a central angle of 06° 01' 19", a radius of 1463.00 feet and a tangent of 76.95 feet to a point of tangency, bounding Easterly by land now or formerly of Ciba-Geigy Corporation.

Thence, South 46° 11' 49" East a distance of 93.73 feet for a corner, bounding Easterly by land now or formerly of Ciba-Geigy Corporation.

Thence, South 39° 31' 48" West a distance of 12.65 feet to the Easterly side of the facility railroad bridge for a corner.

Thence, North 50° 28' 12" West a distance of 265.36 feet for a corner.

Thence, North 10° 21' 54" West a distance of 27.60 feet for an angle turn.

Thence, North 02° 53' 46" West a distance of 26.23 feet to the Southerly face of Building 15 for a corner.

Thence, South 87° 17' 32" West a distance of 54.57 feet along the Southerly face of Building 15 for a corner.

Thence, North 47° 25' 30" West a distance of 24.80 feet along the Southwesterly face of Building 15 for a corner.

Thence, North 02° 37' 59" West a distance of 75.14 feet along the Westerly face of Building 15 for a corner.

Thence, North 87° 23' 06" East a distance of 74.59 feet threu Building 15 for a corner.

Thence, North 02° 35' 34" West a distance of 49.39 feet along the Easterly face of Building 15 for a corner.

Thence, North 87° 09' 31" East a distance of 30.29 feet to the point and place of beginning.

Said parcel contains 17,899 square feet more or less.

For a more further description see that plan entitled "Survey of Land in Cranston, Rhode Island, (To be Conveyed) at 180 Mill Street Facility for the Ciba-Geigy Corporation", Drawing No. 891001-CS1, Dated 5-22-96, Sheet 1 of 2. Prepared, Platted and Surveyed by Louis Federici and Associates, Land Surveyors, 124 Barrett Avenue, North Providence, Rhode Island.

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PROPOSED DEED DESCRIPTION
FOR CIBA GEIGY CORPORATION
IN CRANSTON, RHODE ISLAND
DESIGNATED AS ASSESSOR'S PLAT 4-5, A PORTION OF LOT 1102

JUNE 14, 1996

Beginning at the Northwesternly corner of the herein described parcel said point being 523.98 feet from the Southeasterly intersection of Astle Street and Mill Street.

Thence, South 02° 36' 44" East a distance of 53.48 feet along Mill Street for a corner.

Thence, North 63° 00' 04" West a distance of 10.97 feet for a corner.

Thence, South 02° 00' 24" East a distance of 106.72 feet for a corner.

Thence, North 88° 16' 39" East a distance of 69.00 feet for a corner.

Thence, South 02° 58' 01" East a distance of 110.84 feet for a corner.

Thence, South 89° 42' 07" West a distance of 39.35 feet for a corner.

Thence, South 02° 12' 05" East a distance of 221.91 feet for a corner.

Thence, North 87° 48' 16" East a distance of 78.55 feet for a corner.

Thence, North 31° 01' 06" East a distance of 27.88 feet for an angle turn.

Thence, North 38° 46' 19" East a distance of 206.06 feet for an angle turn.

Thence, North 49° 42' 25" East a distance of 133.86 feet for a corner.

Thence, North 49° 59' 05" West a distance of 199.21 feet for an angle turn.

Thence, North 54° 42' 10" West a distance of 133.13 feet for a corner.

Thence, North 86° 21' 29" West a distance of 103.20 feet to the point and place of beginning.

Said parcel contains 96,211 square feet more or less.

The lease area excludes the square footage of the Reserve Area, wich is located in the Northerly area of Lease Area II, described as follows: Beginning at the Northeasterly corner of the herein described parcel

Thence, South 02° 39' 53" East a distance of 16.00 feet for a corner.

Thence, South 87° 20' 07" West a distance of 16.00 feet for a corner.

Thence, North 02° 39' 53" West a distance of 16.00 feet for a corner.

Thence, North 87° 20' 07" East a distance of 16.00 feet to the point and place of beginning.

Said parcel contians 256 square feet more or less.

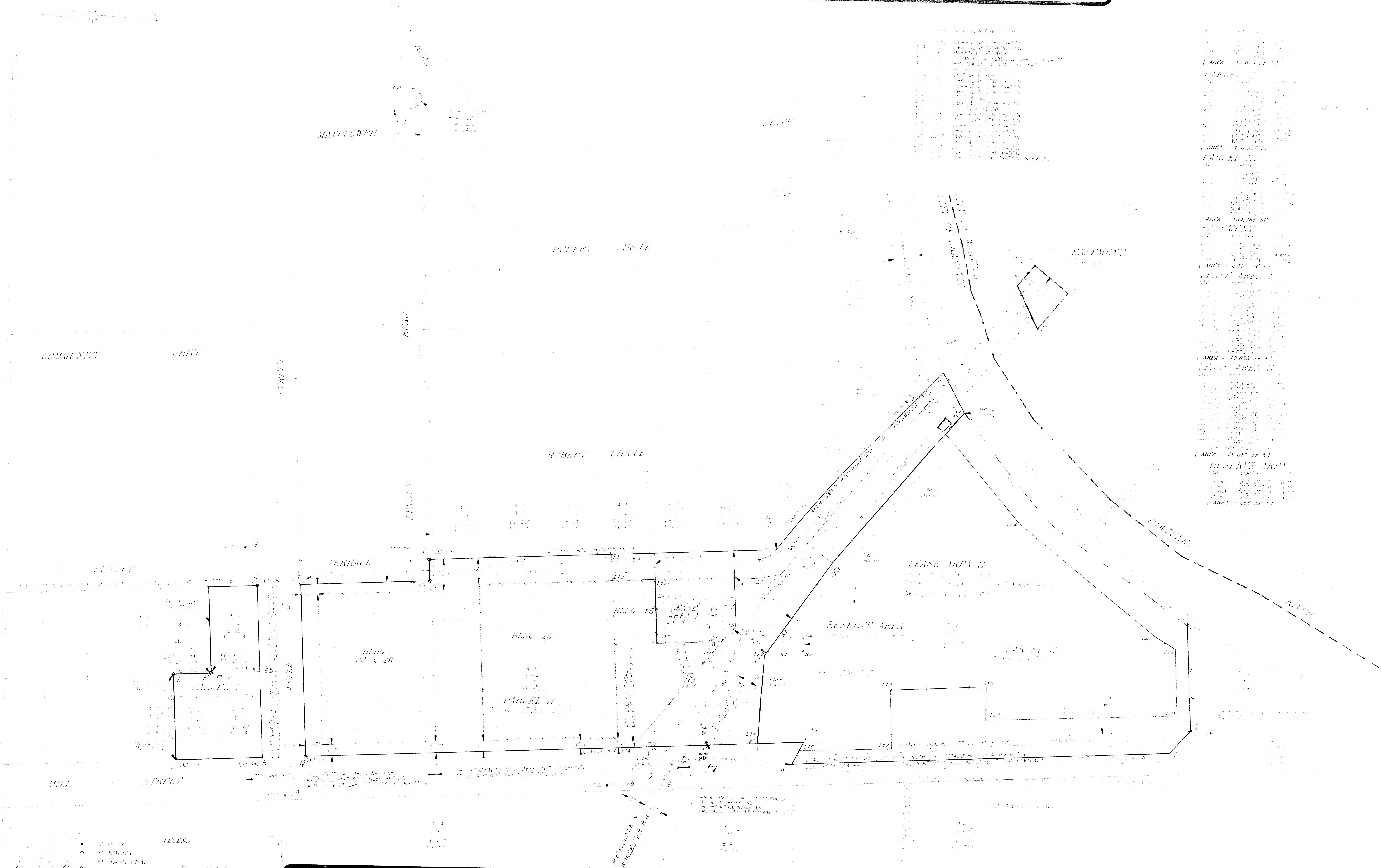
For a more further description see that plan entitled "Survey of Land in Cranston, Rhode Island, (To be Conveyed) at 180 Mill Street Facility for the Ciba-Geigy Corporation", Drawing No. 891001-CS1, Dated 5-22-96, Sheet 1 of 2 and Sheet 2 of 2, Prepared, Platted and Surveyed by Louis Federici and Associates, Land Surveyors, 124 Barrett Avenue, North Providence, Rhode Island.

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124 BARKETT AVE., NORTH PROVIDENCE, RI

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GRAPHIC SCALE



SURVEY OF LAND IN CRAWFORD, RHODE ISLAND, (TO BE CONVEYED)
AT 180 MILL STREET FACILITY
FOR THE CIBA-GEIGY CORPORATION

NO. BY DATE

REVISIONS

SHEET
1 OF 1
DRAWING NO.